

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application



Applicant	MR MARK CHADWICK	Code Number	HOL P/2019/0581
Agent	BLUEPRINT LTD MR DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	02/08/2019
		Decision Date	02/12/2019

Town and Country Planning Act, 1990

Location of application

4, ASHLEY COURT, HOLT, WREXHAM, LL13 9JZ

Description of application

TWO-STOREY REAR EXTENSION, INTERNAL ALTERATIONS AND
ERECTION OF DETACHED DOUBLE GARAGE

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC7	Conservation Areas
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	02/12/2019	PLANNING PERMISSION ISSUED
1	09/06/2021	P/2021/0453 – PARTIAL DISCHARGE OF CONDITION 04 (ARCHAEOLOGY) OF PLANNING PERMISSION P/2019/0581

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) dated C119/005 Sheet 1 of 1 Rev B, C119/006 Sheet 1 of 1 and C119/007 Sheet 1 of 1, and as contained within the application documentation.

3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

4. No development shall commence until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified archaeologist during construction works in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The archaeological watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs. The Local Planning Authority will be informed in writing, at least two weeks prior to the commencement of the development, of the name of the said archaeological contractor. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd Powys Archaeological Trust (41 Broad Street, Welshpool, Powys, SY21 7RR Email: markwalters@cpat.org.uk Tel: 01938 553670). Following approval by the Local Planning Authority, a copy of the report and resulting archive shall also be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

Partial Approval

Details Approved: 09.06.2021 **Reference Number:** P/2021/0453

By: Wrexham County Borough Council

Approved Watching Brief Ref: Mike Emery, Consultant Archaeologist (Chapel Archaeology) 29- Apr-2021

Note to Applicant

A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd Powys Archaeological Trust

5. The garage shall only be used for purposes ancillary to the use of the dwelling as a single dwelling house and for no other purpose.

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Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
4. The site contains archaeological remains which it is essential should be protected from damage in accordance with Policies GDP1 and EC11 of the Wrexham Unitary Development Plan.
5. To ensure that the garage is not used in a manner prejudicial to or likely to cause nuisance to occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham UDP.



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm

